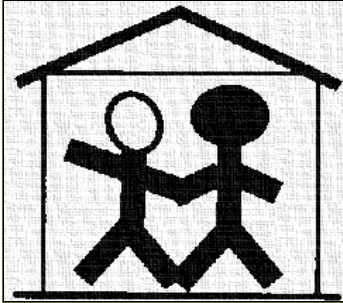


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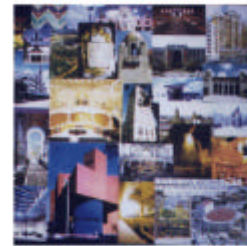
CITY OF SAN ANTONIO PLANNING DEPARTMENT  
NEIGHBORHOOD & URBAN DESIGN DIVISION

# ANNUAL IMPROVEMENT PROJECT REPORT

## Annual Improvement Project Report

*The Annual Improvement Project Report (AIPR) is a rolling report to the Planning Commission and the City Council. Projects listed may include operational and larger capital projects identified in adopted Neighborhood, Community, and Perimeter Plans that have undergone a screening process to identify community priorities and needs. The AIPR will serve as a resource for identifying potential bond projects.*

*The City of San Antonio Master Plan, Neighborhood Policy 2e calls for City departments to review and follow neighborhood plans to the extent possible and to consider projects identified in neighborhood plans when making decisions regarding capital improvements.*



San Antonio  
Master Plan Policies  
Adopted: May 28, 1993

## How to Use This Report

Priority projects submitted by neighborhood and community representatives are listed by their respective Neighborhood, Community or Perimeter Plan. Each plan should be consulted for additional details on the recommended priority projects. As the priority pro-

ject is addressed or implemented, the item will be removed from the AIPR. Projects not addressed will remain in the report and continue to be provided to City Council as potential improvements for future budgets.

### NEW / UPDATED PLANS INCLUDED IN THIS ISSUE

	PAGE
Camelot / Neighborhood Plan Update	2
Nogalitos / S. Zarzamora Community Plan	7

### NEIGHBORHOOD AND COMMUNITY PLANS COMING SOON:

- United Southwest Community Plan
- Greater Dellview Area Community Plan

## Arena District / Eastside Community Plan

District 2

A. Address insufficient infrastructure through street and sidewalk reconstruction from Walters St. to New Braunfels Ave. along:

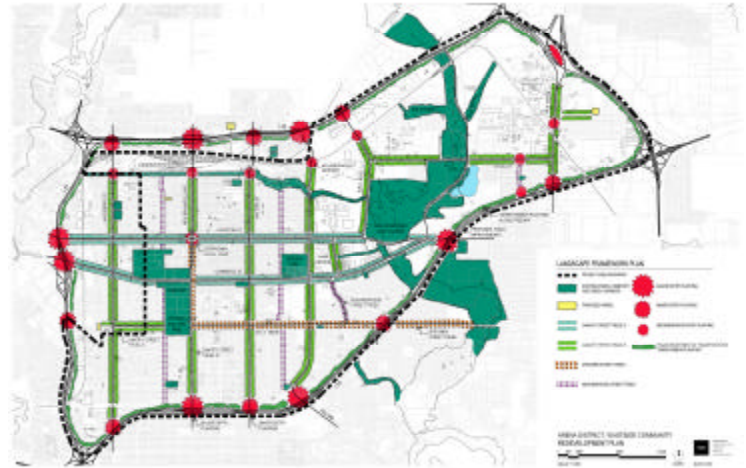
- 1) Poinsettia
- 2) Lamar St.
- 3) Hays St.

B. Initiate a comprehensive rezoning for:

- 1) East side of New Braunfels Ave. between Commerce St. and the rail yard is recommended as Mixed-Use but is zoned I-1.
- 2) Two blocks along Commerce St. east of New Braunfels Ave. that are recommended as Commercial Uses but are currently zoned I-1.

3) Other areas as recommended in the plan.

C. Implement an aggressive Code Enforcement Program.



Arena District / Eastside Community Redevelopment Plan

## Camelot 1 Neighborhood Plan

District 2

- A. Acquire public park space in neighborhood to ensure a quality recreational area for children.
- B. Ensure open space in all future residential development projects.
- C. Promote the redevelopment of Windsor Park Mall through incentives and other economic development tools.
- D. Improve safety and quality of existing high density residential areas.



Windsor Park Mall

## Downtown Neighborhood Plan

Districts 1, 2, and 5

- A. Implement Phase I of the San Pedro Creek restoration and pedestrian facility project from Houston St. to Durango Blvd.
- B. Continue implementation of improvements to the Historic Civic Center and Main Plaza.
- C. Encourage the development of gateways at Broadway Ave./Jones St. and Romana Plaza.
- D. Complete Mission Trails project to provide a link between Downtown and south San Antonio neighborhoods.
- E. Implement the Hays St. Bridge Rehabilitation Project. Provide additional funds for drainage and sidewalk improvements for pedestrian facility linking to the bridge in addition to planned work program.
- F. Enhance pedestrian streetscape for crossing under IH-35 to create linkages along Commerce, Houston and Martin.
- G. Implement the *Hemisfair Area Master Plan*.

# Five Points Neighborhood Plan

District 1

- A. Reconstruct sidewalks on N. Flores, Euclid and Jackson Sts., including gateway treatments and streetscape design.
- B. Conduct a drainage study for area west of N. Flores St. to identify possible mitigation efforts. Any street reconstruction projects on east/west directional streets offer the

opportunity to include drainage improvements.

- C. Install “trailblazer” signs to hospitals, colleges, and other nearby public facilities.

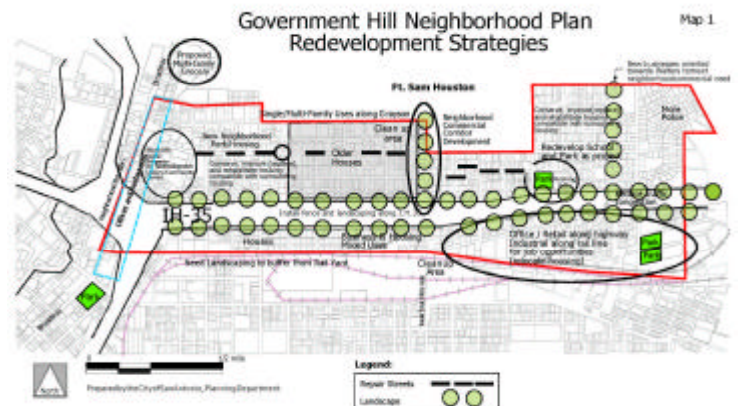


Digital rendering of potential development on N. Flores St. at Cypress St.

# Government Hill Neighborhood Plan

District 2

- A. Improve streets and sidewalks (west of N. New Braunfels Ave., and on Carson, Mason St., Pierce, and Palmetto St.).
- B. Work to develop a housing rehabilitation plan, and pursue funding options for rehabilitation of older homes.
- C. Identify properties for a neighborhood park (e.g. Pine St. & Carson/Willow St. area).
- D. Recruit businesses or expand existing businesses on N. New Braunfels Ave. and Walters St.



# Highlands Community Plan

District 3

- A. Target thoroughfares for tree planting and landscaping:
  - 1) S. New Braunfels Ave. /Hackberry St.
  - 2) Gevers Rd. (off US Highway 90) as an entrance to Highland Park.
  - 3) Pecan Valley median.
  - 4) Southcross median.
  - 5) Hot Wells at IH-37.
- B. Utilize COSA Capital Improvement Program to complete traffic safety needs assessment based in part on the Highlands Community Plan Transportation S.W.O.Ts map. Further, gather input from residents surrounding the neighborhoods' major school zones. Supplement the needs assessment with traffic accident report information.

Utilize the survey and needs assessment to create a “school zone safety improvement listing,” to include suggested locations for transportation improvement projects. Evaluate the cost and feasibility of traffic calming devices to slow down vehicles in school zones.

- C. Establish teen/senior centers and more public pools with expanded summer hours. Centers with computer labs, skate-parks, and exercise facilities are also needed. A teen/senior center could be funded and located at Pecan Valley Park. Parks Department could request funds through CDBG and/or Capital Improvements. Full utilization for parks such as Pickwell Park could be achieved with a teen/senior center.

- A. Acquire right-of-way and extend a collector street in the Eastgate neighborhood, south to FM 1346, in order to provide better neighborhood accessibility to shopping areas to the southwest along W.W. White Road. Currently, all residents must exit the Eastgate neighborhood onto a one-way frontage road along Loop 410 and travel through the Ackermann Road interchange at IH-10 to gain access to W. W. White Road, where there is considerable conflict between automobile and commercial truck traffic.



*Truck traffic in the plan area*

- B. Address insufficient infrastructure for the following neighborhood streets:

1) Eastgate neighborhood:

- a. Eunice from Loop 410 access road to the end of street - reconstruct as a 2 lane local roadway with sidewalks, drainage, curbs, and cul-de-sac at end of the street.
- b. Stutts Dr. from IH-10 East access road to end of street - reconstruct as a 2 lane local roadway with sidewalks, drainage, curbs, and cul-de-sac at end of the street.
- c. Eastgate from Loop 410 access road to Peggy Dr. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- d. Crossway from Loop 410 access road to Peggy Dr. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- e. Peggy Dr. from IH-10 East access road to Eunice and from Eunice to Houston St./F.M. 1346 - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- f. Address and complete drainage project: Stutts Dr., Eastgate, Eunice, IH-410 N. frontage road, channel between Stutts Dr. and Peggy Dr.

2) Churchill Estates neighborhood:

- a. Minnie St. from IH-10 East access road to the end of street - reconstruct as a 2 lane local roadway with sidewalks, drainage, curbs, and a cul-de-sac at

end of the street.

- b. "X" St. from Chloe Dr. to Minnie St. - reconstruct as a 2 lane local roadway with sidewalks, drainage, curbs, and a cul-de-sac at end of the street.
- c. Churchill Ave. from IH-10 East to end of street - reconstruct as a 2 lane local roadway with sidewalks, drainage, curbs, and cul-de-sac at end of the street.
- d. Chloe St. from IH-10 East to end of street - reconstruct as a 2 lane local roadway with sidewalks, drainage, curbs, and cul-de-sac at end of the street.

3) East Commerce Estate neighborhood:

- a. Lincoln Wood from Diversity to Newcombe Dr. and from IH-10 East access road to Newcombe Dr. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- b. Newcombe Dr. from Diversey Dr. to Langdon Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, curbs, and cul-de-sac at both ends of street.
- c. Malden from Diversey Dr. to Langdon Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- d. Langdon Rd. from Newcombe Dr. to Weichold Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- e. Toronto from Diversey Dr. to Langdon Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- f. Diversey Dr. from Newcombe Dr. to Weichold Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- g. Farley from Diversey Dr. to Langdon Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- h. Rhode from Diversey Dr. to Langdon Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.
- i. Kilgore from Diversey Dr. to Langdon Rd. - reconstruct as a 2 lane local roadway with sidewalks, drainage, and curbs.



# Huebner—Leon Creeks Community Plan

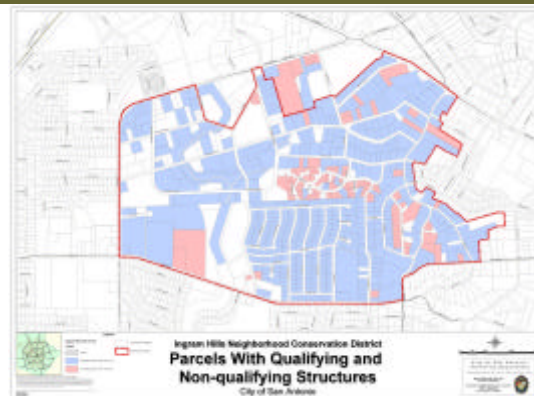
Districts 7 and 8

- A. Develop bicycle routes along thoroughfares identified in the plan (Eckhart Rd., Rochelle Rd., and Whitby Rd.).
- B. Install permanent drainage infrastructure to correct drainage problems adjacent to Thornton Elementary School.
- C. Construct permanent bridge (pedestrian and bike) from the Abe Lincoln side of O.P. Schnabel Park into the Park to enhance non-vehicular access to the park and decrease traffic to and from the park.
- D. Conduct a traffic study to investigate the necessity of a traffic light at Babcock Rd. & Welles Way.
- E. Improve accuracy and timeliness of notification from the Development Services Department when zoning case within the plan boundaries are to be considered and additionally when zoning cases are to be postponed or re-scheduled.
- F. Conduct feasibility study for development of additional parks and open space in areas identified in the plan (see page 43 of Plan document).
- G. Complete repaving of Babcock Rd. from Prue Rd. to Hollyhock Rd. to extend to Huebner Rd.

# Ingram Hills Neighborhood Plan

District 7

- A. Continue implementation of the Ingram Hills Neighborhood Conservation District (NCD-3) through continued monitoring of construction in the district and plan review of proposed projects.



Map of Ingram Hill Neighborhood Conservation District

# Lavaca Neighborhood Plan

District 1

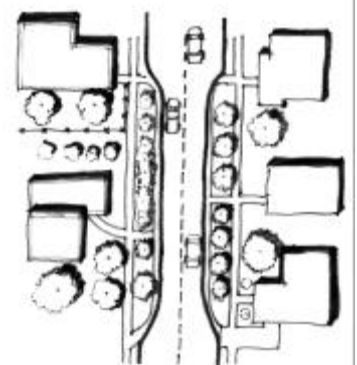
- A. Protect neighborhood character through continued expansion of the historic districts in the neighborhood.
- B. Address insufficient infrastructure through street and sidewalk reconstruction:
  - 1) Street reconstruction –Carolina St. from IH-37 west to S. St. Mary's St.; Devine St., and Labor St. from Callaghan St. to Durango Blvd. are major priorities. Other streets are Vitra Place, Conrad, Jacobs, Lotus, and Leigh Sts., and S. St. Mary's St. from S. Alamo St. to Pereida St. (part of Mission Trails construction).
  - 2) Sidewalks – S. Presa St. ( west side) from Durango Blvd. to MKT Railroad is a priority. Carolina, Labor, Callaghan, S. St. Mary's (east side), and Camargo (between Indianola and Labor Sts).
  - 3) Street lighting – S. Presa St., Garfield Alley, Labor St., Refugio St. (between Indianola and Matagorda

Sts.), Camargo, and San Arturo Sts, and Sadie Alley.

- 4) Drainage projects – Boerne, Florida, Delaware, S. Presa, and S. St. Mary's Sts.

- C. Investigate the installation of traffic-calming/realignment measures as warranted, particularly the Florida St./Carolina St. intersections with Labor St.

- D. Remove existing and replace new underground utilities and provide for street reconstruction along one block of S. Presa St. from Durango Blvd. to S. Alamo St. to connect with the Mission Trails project.



Sketch of possible traffic calming solution

# Mahncke Park Neighborhood Plan

Districts 2 and 9

- A. Establish a Neighborhood Commercial Revitalization Program for the Broadway St. business corridor.
- B. Improve neighborhood security, specifically at the southern end of the neighborhood.
- C. Coordinate impact of Fort Sam Houston gate closures and traffic detours with the neighborhood association. Recommend re-opening of N. New Braunfels Ave. through Fort Sam Houston.
- D. Involve neighborhood association in the redesign of N. New Braunfels Ave. from Fort Sam Houston to Pershing Ave.



Existing commercial development along Broadway St.

# Midtown Neighborhoods Plan

District 1

- A. Create a linear park along the drainage right-of-way located along and through the blocks bounded by Elsmere Place and Michigan, Lynwood, Rosewood and Lullwood Avenues.

- B. Upgrade the following sidewalks:

- 1) Blanco Rd. from Hildebrand Ave. to Fredericksburg Rd.: Repair sidewalks where in bad condition and install new walks where missing .



Partial Plan of Linear Park Concept

- 2) In MidTown on Blanco area from Hildebrand Ave. to Summit Ave.: Install sidewalks and curb bulbs according to the plans developed by the NCR/Main Street effort. For the remainder of the area, install sidewalks that are at least six feet wide.

- 3) N. Flores St. from Ashby to Fulton Sts.: Add sidewalks where missing along both sides of the street.

- 4) Breeden Ave. from Ashby St. to Hildebrand Ave.: Add sidewalks where missing along both sides of the street.

- 5) Rosewood Ave. from Blanco Rd. east to the railroad tracks.

- C. Improve maintenance and re-institute garbage pick-up in alleys. Fund a maintenance and repair contract for the following alleys:

- 1) Between Summit & Agarita Avenues from Capital Street to Blanco Road.
- 2) Between Mulberry & Huisache Avenues from IH -10 to Blanco Rd.
- 3) Between Craig Place & Russell Place from Michigan Ave. to Grant St., and from N. Flores St. to San Pedro Ave.
- 4) Between Russell & French Sts. from Fredericksburg to Blanco Rds.
- 5) Between W. Kings Highway & Summit Ave. from Grant St. to Blanco Rd: This alley recently has been repaired. However, a water problem exists which has resulted in newly formed deep ruts in the alley.

- D. Initiate and complete Neighborhood Conservation District designation for the Beacon Hill area.

## Near Northwest Community Plan

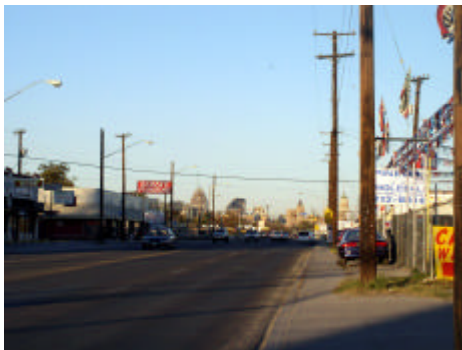
Districts 1 and 7

- A. Repair existing sidewalks, in-fill where missing, and, where feasible, set sidewalks back from curb to provide planting strips:
  - 1) Kampmann Blvd. from Babcock Rd. to W. Woodlawn
  - 2) Broadview/Willowbrook Dr. from Bandera Rd. to Hillcrest Dr.
  - 3) Wilson Blvd. from Babcock Rd. to W. Woodlawn
  - 4) St. Cloud from W. Woodlawn to Sunshine (add sidewalks as well as increase width of existing sidewalks)
  - 5) Vollum Ave. from Fredericksburg Rd. to Woodlawn Lake
  - 6) San Antonio Ave. from Fredericksburg Rd. to Woodlawn Lake
- B. Locate and build catchment ponds for Woodlawn Lake.
- C. Improve the safety of Babcock Rd.:
  - 1) Develop a three-lane road with center turn lane; add bikeways and other traffic calming measures, specifically from St. Cloud to the City Limits.
  - 2) Improve/repair pavement between Williamsburg and Hillcrest Dr. within the City Limits.
  - 3) Change Raleigh Pl. to one-way traffic traveling northeast away from Babcock Rd. at all times in order to avoid conflicts at the Babcock Rd. intersection (currently Raleigh Pl. is one-way during school hours with traffic traveling southwest towards Babcock Rd..)
  - 4) Post signs to clarify extent of school zone (currently school zone appears to end in the middle of the school yard).
- D. Construct a library/community center/technology center in the Deco District / NCR Area or on W. Woodlawn.
- E. Fund the construction of a multi-story parking garage in the Deco District / NCR Area with first floor retail and streetscape enhancements.

## Nogalitos/S. Zarzamora Community Plan

Districts 4 and 5

- A. Implement a public art project at the intersection of Nogalitos and S. Zarzamora St.
- B. Complete drainage improvements on and around the central portions of S. Zarzamora St. within the planning area.
- C. Implement sidewalk improvement projects around the four area elementary schools which are: Graebner, Collins Garden, Columbia Heights, Fenley-Flanders and Collier Elementary Schools.
- D. Implement the burial of overhead utility lines along Nogalitos to coincide with current, on-going utility projects.



View of Downtown looking north along Nogalitos



New sidewalks installed along Hoover St. adjacent to Graebner Elementary School.



## North Central Neighborhoods Community Plan

Districts 1 and 9

- A. Implement Olmos Creek Greenway Aquatic Ecological Restoration and Trails project and the Olmos Park improvements.
- B. Functionally repair and restore the Art Deco style San Pedro Ave. underpass (constructed in 1937) north of Hildebrand Ave. and enhance as a “gateway” into the community. Conduct a drainage study at this location
- C. Address drainage and curbs in the Northmoor neighborhood, particularly on N. Flores St. between El Monte Blvd. and San Angelo.
- D. Address drainage on McCullough Ave. by the Olmos Park golf club.
- E. Create a trail and linear park along the drainage right-of-way bounded by Fresno, N. Audubon, Alamedos St., Carney Ave., and S. Audubon.
- F. Acquire vacant land at Lazywood Trail and Ave Maria Dr. for a neighborhood open space connection to Olmos Creek Greenway.
- G. Establish a Neighborhood Commercial Revitalization Program for the San Pedro Ave. and Blanco Rd. area.
- H. Initiate a comprehensive rezoning of commercial properties south of Basse Rd. along Blanco Rd. and San Pedro Ave.
- I. Extend Burwood from Breedon to El Mio to improve the intersection.
- J. Improve intersection design at Jones Maltsberger Rd. and US Hwy. 281.
- K. Repair and add sidewalks on the east side of San Pedro Ave. from Hildebrand Ave. to Basse Rd.
- L. Address potholes throughout the planning area.



*View of greenway looking west from McCullough Ave.*

## Northeast Inner Loop Neighborhoods Plan

Districts 2, 9 and 10

- A. Construct sidewalks on Vandiver Rd. and Exeter from Rittiman Rd. to Austin Hwy.
- B. Construct medians and design / build streetscape enhancements along Austin Hwy. (sidewalks, crosswalks, bike lanes, and landscaping for medians and street edges) from Rittiman Rd. to Eisenhower Rd.
- C. Consider acquisition of a portion of vacant land near the intersection of Austin Hwy. and Vandiver Rd. for use as a neighborhood-maintained park and/or passive use green space, to connect neighborhood to Austin Hwy. No commercial uses are desired at that location.
- D. Increase the number of speed humps on local streets if warranted, after consultation with the Fire and Public Works Departments.
- E. Verify the sidewalk survey of areas adjacent to Austin Highway to determine which streets do not have sidewalk access to Austin Highway. Consider these areas for new sidewalks.
- F. Identify a potential site for a community use swimming pool for within the planning area.
- G. Maintain garbage collection in alleys.
- H. Construct crosswalk at Greenwich Blvd. and Eisenhower Rd.



*View of Austin Highway looking northeast*



## Northwest Community Plan

Districts 6,7 and 8

- A. Implement nodal concept of zoning for commercial uses.
- B. Implement Leon Creek Greenway to include tributaries and linkages, specifically, establishing a link to Leon Creek, south of Bandera Rd.
- C. Continue extension of arterial streets including Eckherth Rd., as well as additional access points to Loop 1604.
- D. Improve access, signal synchronization, and crosswalks, especially along Bandera Rd.
- E. Continue development of New Territories Park (with an addition of approx. 16 acres) and French Creek (now known as Nani Falcone Community Park).
- F. Develop walk/bike routes throughout the entire Plan area to improve access to community facilities.



*Potential walk / bike route solution*

## Oakland Estates Neighborhood Plan

District 8

- A. Complete alignment of Southwell Rd. to Golden Quail with traffic lights and turning lanes on Huebner Rd. (project partially in progress).
- B. Implement speed hump improvements on Oakland Rd. or install stop signs on Oakland Rd. at cross street intersections.
- C. Conduct drainage study for Southwell Rd.- at the low water crossing, taking in to account new planned development in the area.

## River Road Neighborhood Plan

Districts 1 and 9

- A. Complete neighborhood plan update process.
- B. Implement Neighborhood Conservation District and base rezoning initiative.
- C. Implement River Road/Brackenridge Park Circulation Study recommendations primarily pertaining to N. St. Mary's St.

## South Central Community Plan

Districts 1, 3, and 5

- A. Commit Neighborhood & Mobility Access Program funds for sidewalks on streets near schools; elementary schools should be the highest priority.
- B. Provide better lighting in parks that are open at night and along the Mission Trails jogging paths.
- C. Obtain distinctive street signs, banners and/or street lighting for unique or historic areas.



*View of Mission Trails*

- A. Continue implementation of infrastructure projects listed in the plan.

## Westfort Alliance Neighborhood Plan

District 2

- A. Bury or relocate utility lines along Army, Post Ave. and Cunningham Ave.
- B. Eliminate standing water at Cunningham Ave. and Broadway St.
- C. Improve pedestrian crossing at Broadway St. and Brahan Blvd., one alternative being a pedestrian bridge.
- D. Implement street reconstruction and sidewalks at Mill-race St. across from Brahan Blvd.



*Conceptual Master Plan for the Westfort Alliance Neighborhood*

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# CITY OF SAN ANTONIO PLANNING DEPARTMENT Neighborhood & Urban Design Division

Development and Business Services Center  
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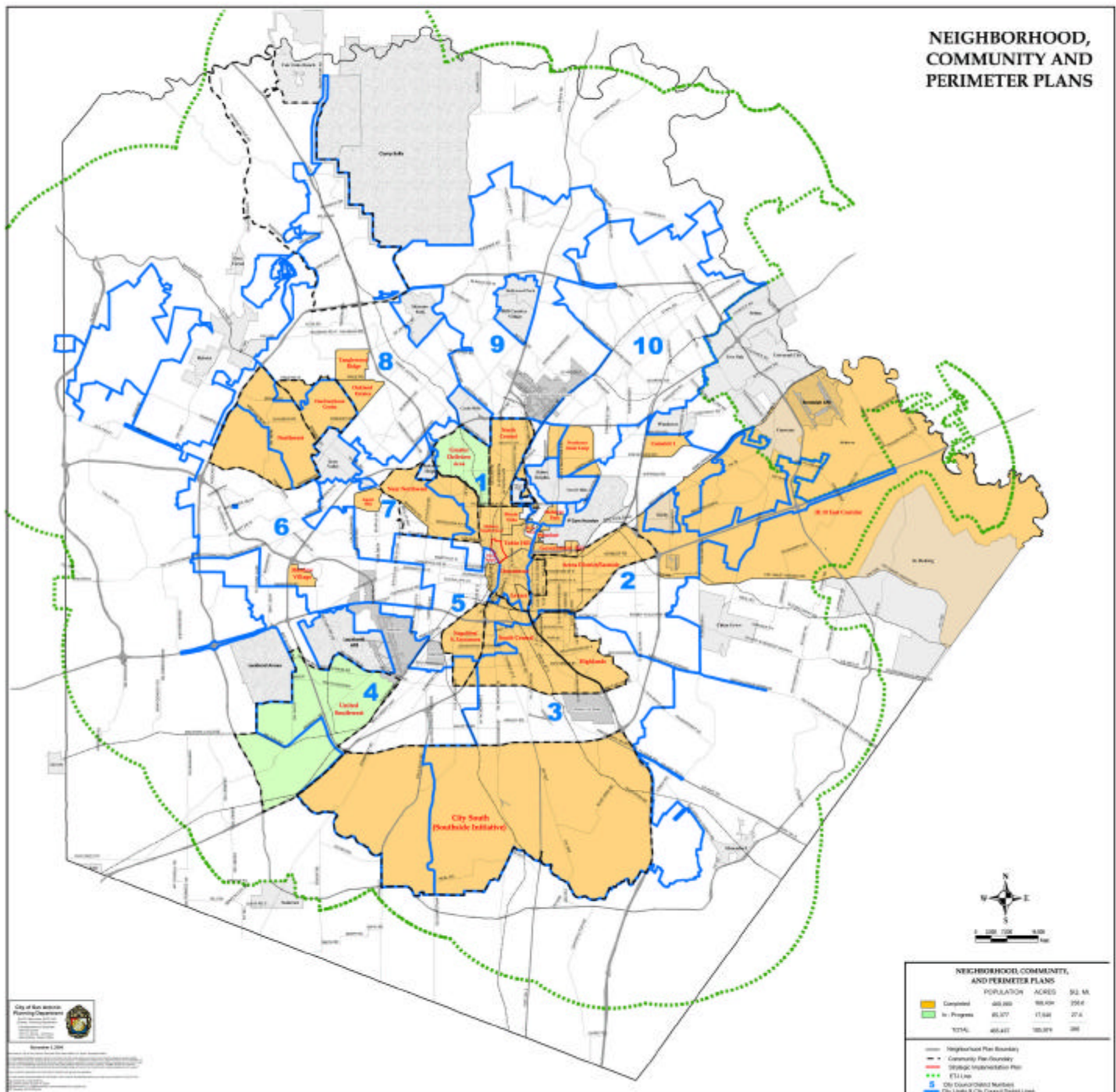
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*Planning For A Better Tomorrow*



*Neighborhood, Community and Perimeter Plans Map depicting planning processes completed and in-progress as of November 2004.*